134.0	0001	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	773,500 / 773,500
					USE VALUE:	773,500 / 773,500
					ASSESSED:	773,500 / 773,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		BONAD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POWERS ROBERT/MAUREEN
Owner 2:	
Owner 3:	
Street 1:	34 BONAD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DECESARE MARTHA -
Owner 2:	-
Street 1:	34 BONAD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 1758 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5190.000	312,300	600	460,600	773,500
Total Card	0.119	312,300	600	460,600	773,500
Total Parcel	0.119	312,300	600	460,600	773,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.99 /Parcel: 439.99

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 86150

GIS Ref

GIS Ref

Insp Date 12/02/17

!10437!

PREVIOUS ASSESSMENT

Parcel ID 134.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	312,300	600	5,190.	460,600	773,500		Year end	12/23/2021
2021	101	FV	303,200	600	5,190.	460,600	764,400		Year End Roll	12/10/2020
2020	101	FV	303,300	600	5,190.	460,600	764,500	764,500	Year End Roll	12/18/2019
2019	101	FV	239,500	600	5,190.	431,800	671,900	671,900	Year End Roll	1/3/2019
2018	101	FV	239,500	0	5,190.	356,900	596,400	596,400	Year End Roll	12/20/2017
2017	101	FV	239,500	0	5,190.	328,100	567,600	567,600	Year End Roll	1/3/2017
2016	101	FV	239,500	0	5,190.	299,400	538,900	538,900	Year End	1/4/2016
2015	101	FV	226,300	0	5,190.	293,600	519,900	519,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:42:09

LAST REV

Date	Time
05/22/18	10:18:45
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10437

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DECESARE MARTHA	53324-83		8/3/2009		637,500	No	No		
BOUDREAU DAVID/	25497-487		7/19/1995		216,000	No	No		Y

USER DEFINED

Prior Id # 1:	86150
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/30/2010	2450	New Wind	10,185					
10/24/1995	670		40,000					11X14 2 STORY ADD
8/24/1995	500	Manual	1,200					DOOR

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	MEAS&NOTICE	HS	Hanne S
1/20/2009	Measured	372	PATRIOT
11/9/1999	Meas/Inspect	256	PATRIOT
7/31/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5190		Sq. Ft.	Site		0	80.	1.11	9									460,561						460,600	

Total AC/HA:	0.11915	Total SF/SM:	5190	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	460,561	Spl Credit		Total:	460,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.24726963
Const Adj.:	0.98000199
Adj $ / SQ:	165.014
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	424356
Depreciation:	112030
Depreciated Total:	312326

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

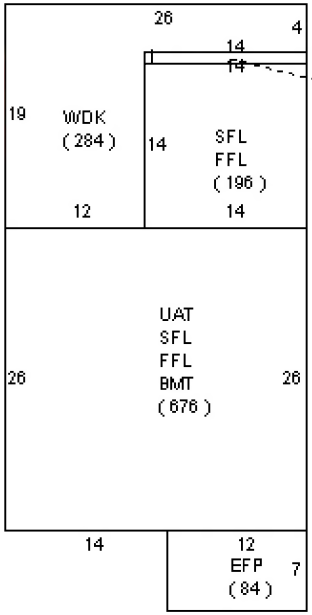
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	165.01
Special Features:	0	Val/Su Net:	104.62
Final Total:	312300	Val/Su SzAd	177.65

SKETCH



SqFtArea By Label :
EFP = 84
UAT = 676
SFL = 886
FFL = 872
BMT = 676
WDK = 298

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	886	165.010	146,202
FFL	First Floor	872	165.010	143,892
BMT	Basement	676	49.500	33,465
WDK	Deck	298	9.170	2,732
UAT	Upper Attic	169	66.010	11,155
EFP	Enclos Porch	84	58.440	4,909

Net Sketched Area:	2,985			Total:	342,355
Size Ad	1758	Gross Area	3492	FinArea	1758

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

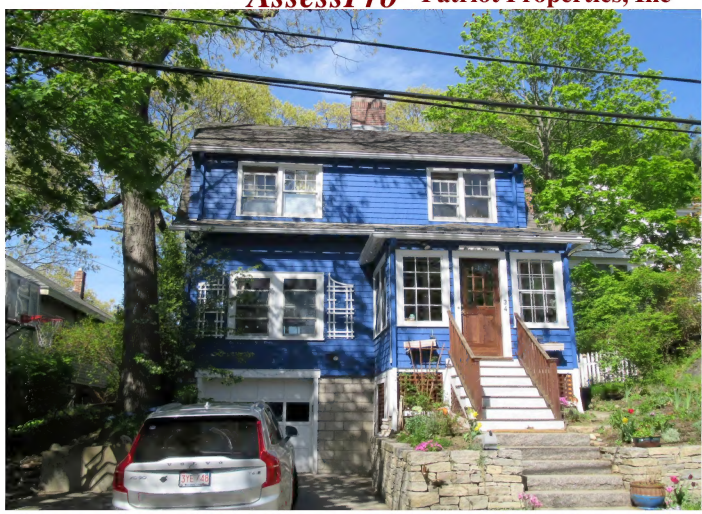
Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 134.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	7X16	A	AV	2010	5.60	T	7.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600

IMAGE

AssessPro Patriot Properties, Inc